

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

PH #: _____

Property Taxes & Code Violations Verified

Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: _____ Telephone: _____

Address: _____ Suite: _____

City _____ State: _____ Zip: _____ Fax: _____

Mobile Tel: _____ Email: _____

Subject Property Information:

Address: _____ Current Zoning: _____

District: _____ Section: _____ Land Lot: _____ Parcel ID: _____

Proposed Zoning: _____ Current Use: _____

This Application For (Check All That Apply):

Conditional Use Master Plan Amendment Comprehensive Plan Amendment

Rezoning Master Plan Review

Variance Public Hearing

Exception Other (Specify): _____

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

Applicant's Request (Please itemize the proposal):

Applicant's Intent *(Please describe what the proposal would facilitate).*

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: BOF II GA Brookside LLC

Telephone: 404-594-7813

Address: Five Concourse Dr 1277 Lenox Park Boulevard

Suite: 3100 200

City: Atlanta

State: GA

Zip: 30328 30319

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|--|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Special Use |
| <input checked="" type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Conditional Use |
| <input checked="" type="checkbox"/> Variance | <input checked="" type="checkbox"/> Master Plan |
| <input checked="" type="checkbox"/> Land Use Application | <input type="checkbox"/> Other |

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Portman Holdings, LLC

Telephone: (404) 614-5416

Address: 303 Peachtree Center Avenue

Suite: 575

City: Atlanta

State: GA

Zip: 30303

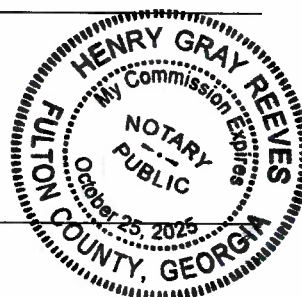
So Sworn and Attested:

Owner Signature: [Handwritten Signature]

Date: 11/21/24

Notary:

Notary Signature: [Handwritten Signature]



Date: 11/21/24

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: BOF II GA Brookside LLC (Property Owner)

Subject Public Hearing Case: Brookside West Redevelopment

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

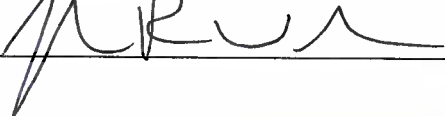
Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: 

Date: 11/21/24

DISCLOSURE FORM

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Name of Applicant or Opponent: Portman Holdings, LLC

Subject Public Hearing Case: Brookside West Redevelopment

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: na Position: na

Description of Contribution: na Value: na

Description of Contribution: na Value: na

Description of Contribution: na Value: na

Description of Contribution: na Value: na

Description of Contribution: na Value: na

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: 

Date: 11/21/2024

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Troutman Pepper Hamilton Sanders LLP (Counsel for Applicant)

Subject Public Hearing Case: Brookside West Redevelopment

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: _____

Description of Contribution: N/A Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: Jumil C. Hill

Date: 4/17/24

**PROPERTY DESCRIPTION
BROOKSIDE PARKWAY SITE**

Being all that tract or parcel of land lying and being in Land Lots 2, 3 and 44, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the point of intersection of the southerly right-of-way line of Old Milton Parkway a.k.a. State Route 120 (having an apparent variable width public right-of-way) and the westerly right-of-way line of Brookside Parkway (having an apparent 80' public right-of-way); thence, leaving the aforesaid **POINT OF COMMENCEMENT** and continuing with the aforesaid right-of-way line of Brookside Parkway South 24° 24' 16" East, 21.69 feet; thence, South 24° 28' 44" West, 84.34 feet; thence, 144.22 feet along the arc of a curve deflecting to the right, having a radius of 744.16 feet and a chord bearing and distance of South 30° 01' 34" West, 143.99 feet; thence, South 35° 35' 26" West, 96.65 feet 1/2-inch capped rebar found and the **POINT OF BEGINNING**.

Thence, from said **POINT OF BEGINNING** as thus established and continuing with the aforesaid right-of-way line of Brookside Parkway

1. South 35° 34' 10" West, 176.35 feet; thence,
2. 367.66 feet along the arc of a curve deflecting to the left, having a radius of 465.00 feet and a chord bearing and distance of South 12° 55' 37" West, 358.15 feet; thence, leaving the aforesaid right-of-way line of Brookside Parkway
3. North 89° 18' 33" West, 835.75 feet; thence,
4. North 25° 40' 13" West, 7.37 feet; thence,
5. North 00° 00' 19" East, 55.54 feet; thence,
6. North 16° 17' 44" East, 38.64 feet; thence,
7. North 45° 29' 48" East, 62.05 feet; thence,
8. North 20° 48' 38" East, 20.47 feet; thence,
9. North 43° 16' 25" West, 10.67 feet; thence,
10. North 87° 41' 53" West, 7.53 feet; thence,
11. North 09° 00' 33" East, 8.24 feet; thence,
12. North 37° 56' 09" East, 77.04 feet; thence,
13. North 33° 36' 03" East, 73.31 feet; thence,
14. North 49° 58' 22" East, 41.26 feet; thence,
15. North 00° 31' 47" East, 7.96 feet; thence,
16. North 19° 39' 25" West, 29.81 feet; thence,
17. North 38° 21' 11" West, 19.21 feet; thence,
18. North 22° 33' 36" West, 14.63 feet; thence,
19. North 06° 13' 19" East, 14.55 feet; thence,
20. North 31° 36' 23" East, 40.03 feet; thence,
21. North 38° 26' 16" East, 21.06 feet; thence,
22. North 28° 45' 54" East, 9.22 feet; thence,
23. North 12° 09' 39" East, 27.86 feet; thence,
24. North 03° 43' 32" West, 31.25 feet; thence,
25. North 02° 52' 53" West, 25.49 feet; thence,
26. North 22° 03' 13" West, 10.84 feet; thence,
27. North 29° 53' 10" West, 13.51 feet; thence,
28. North 14° 25' 48" West, 10.00 feet; thence,
29. North 04° 36' 01" East, 5.66 feet; thence,
30. North 40° 11' 28" East, 5.21 feet; thence,

31. North 66° 53' 32" East, 7.45 feet; thence,
32. North 37° 00' 59" East, 10.26 feet; thence,
33. North 04° 27' 02" East, 9.75 feet; thence,
34. North 17° 37' 50" West, 29.71 feet; thence,
35. North 28° 00' 25" West, 9.67 feet; thence,
36. North 12° 30' 03" West, 70.73 feet; thence,
37. North 22° 49' 09" West, 217.61 feet; thence,
38. North 03° 44' 54" West, 63.97 feet; thence,
39. North 13° 01' 28" East, 84.95 feet; thence,
40. North 03° 21' 21" East, 163.60 feet; thence,
41. North 58° 12' 16" West, 17.45 feet; thence,
42. North 00° 35' 42" West, 12.68 feet; thence,
43. North 31° 46' 00" East, 21.55 feet; thence,
44. North 04° 08' 07" East, 7.39 feet to a point on the aforesaid right-of-way line of Old Milton Parkway; thence, running with the said right-of-way line of Old Milton Parkway
45. South 65° 30' 52" East, 890.31 feet to a 1/2-inch rebar found; thence, leaving the aforesaid right-of-way line of Old Milton Parkway
46. South 24° 32' 06" West, 246.48 feet to a nail found; thence,
47. South 65° 28' 13" East, 213.50 feet to a nail found; thence,
48. South 24° 29' 15" West, 90.01 feet; thence,
49. South 65° 26' 42" East, 66.77 feet to the **POINT OF BEGINNING**, containing 857,441 square feet or 19.6841 acres of land, more or less.

Described property is subject to all rights-of-way (public and private) and easements, both recorded and unrecorded.

Jessica L. Hill
D 404.885.3925
jessica.hill@troutman.com

December 2, 2024

City of Alpharetta Planning & Zoning
2 Park Plaza
Alpharetta, GA 30009

RE: Letter of Intent for Application for Rezoning, Comprehensive Plan Amendment, Master Plan Amendment, and Concurrent Variances Brookside West Redevelopment - 3625 and 3655 Brookside Parkway

Dear City of Alpharetta,

Portman Holdings, LLC is requesting a rezoning of the 19.68 acre property located at 3625 and 3655 Brookside Parkway in the City of Alpharetta (the "Property"). The proposal is to rezone the property from O-I office institutional to MU mixed use to allow the partial redevelopment of the property with a mixed use development consisting of commercial and semi-public space, for-sale townhomes, multifamily rental units and office. The office use is existing and will remain. The property is currently improved with two office buildings that are part of the Brookside One and Two office park. The proposed development will include a mix of residential and commercial space including:

- 56,000 square feet of commercial and semi-public space;
- 69 for-sale attached dwellings;
- 332 multifamily units; and
- 130,000 square feet office use (existing).

Enclosed with this application is a condition use permit response that includes all conditional uses requested as a part of the MU zoning district approval.

The property will be accessed by vehicles and pedestrians from both Old Milton Parkway and Brookside Parkway and includes pedestrian access to the Brookside Park. The project will provide open spaces including multiple plazas surrounded by commercial uses and will maintain a recently developed amenity space at the property that connects the development to Brookside Park. These open spaces will be accessible to the public.

The expected phasing of the development of the Property pursuant to Section 2.2.20.F reflects construction of the parking deck, for-rent multifamily dwellings and commercial/semi-public uses first. The for-sale townhomes will be a second phase due to the need to replace the surface parking for the existing office in the new parking deck.

In addition to the rezoning request, this application also requests (a) to amend the Future Land Use Map of the Comprehensive Plan for the property from CO corporate office to MU mixed

use, (b) to amend the existing Brookside Master Plan to be aligned with this proposal, (c) to approve condition use permits for the proposed uses and (d) a concurrent variance from Section 2.2.20.D to reduce the required minimum area from 25 acres to 19.68 acres.

Thank you for your consideration of this application.

Sincerely,

A handwritten signature in blue ink that reads "Jessica L. Hill". The signature is written in a cursive style with a large, looped initial "J".

Jessica L. Hill

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

How will this proposal affect the use and value of the surrounding properties?

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

What would be the increase to population and traffic if the proposal were approved?

What would be the impact to schools and utilities if the proposal were approved?

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

Are there existing or changing conditions which affect the development of the property and support the proposed request?

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

Comprehensive Land Use Plan Amendment Standards - Section 4.1.3

The Planning Commission and the City Council shall consider the following in evaluating a CLUP amendment, giving due weight or priority to those factors particularly appropriate to the circumstances of the application:

A. The extent to which a change in the economy, land use or development opportunities of the area has occurred.

The Brookside Small Area Plan incorporated into the City's Comprehensive Plan envisioned a revived corporate campus by adding new, walkable development within the study area's surface parking lots. Unfortunately, the impact of COVID-19 and subsequent market trends caused a reduction in employees commuting to an office, a reduction in office space leasing in non-Class A buildings and non-highly amenitized sites, and the need to repurpose or redevelop underperforming office space. According to a November 2022 City of Alpharetta staff report, the Brookside area has one of the highest office vacancy rates in the City. While fully leasing the existing office space and creating a corporate campus is no longer viable, the proposed development will facilitate and accomplish many of the goals outlined for the area within the Brookside Small Area Plan through activation of an underutilized property into a pedestrian oriented, mixed-use campus that connects directly to Brookside Park.

B. The extent to which the proposed designation is in compliance with the goals and policies of the Plan.

The proposal is consistent with many of the goals in the Brookside Small Area Plan which was incorporated into the City's Comprehensive Plan. Specifically, the Plan recommends partnering with landowners to develop within parking lots, front roadways with new buildings to create a more pedestrian oriented environment, facilitate access to and connect Brookside Park, provide outdoor amenity space, and create a more activated, revived activity center. The proposed development accomplishes each of these goals and policies.

C. The extent to which the proposed designation would require changes in the provision of public facilities and services.

The proposed designation would have limited impacts to the provision of public facilities and services. The property is currently developed with two office buildings which already engage with public facilities and services. The addition of a residential component could have an impact on schools, but the types of units proposed are not expected to draw families with school aged children. Further, the activation of the property with a mix of uses will mitigate the public safety risks associated with vacant buildings.

D. The extent to which the proposed designation would impact the public health, safety, and welfare.

The proposed designation is anticipated to have a positive impact on public health, safety, and welfare by replacing vacant and underutilized space with a walkable, mixed-use development that includes public open space and outdoor amenities including a multiuse trail that connects directly to Brookside Park. The proposed designation's mixed-use orientation is also likely to create a more activated, revived activity center in the eastern portion of the city along Old Milton Parkway, an area lacking a central activity center.

E. The extent to which additional land area is needed to be developed for a specific type of use.

The proposed redevelopment will not require additional land area. Rather, the development proposal seeks to revive previously developed areas with new uses and activation. The project includes an appropriate mix of residential, office, amenity, commercial and semi-public uses within the site area.

F. The extent to which area demographics or projections are not occurring as projected.

As noted above, due to the pandemic the corporate office market has struggled. The demand for office space has reduced and with new working from home arrangements, the demand is not expected to fully recover. The Corporate Office designation of the property is misaligned with market demands. In addition, the location of the property on Old Milton Parkway on the east side of 400, adjacent to a public park, makes it uniquely situated for a mixed-use project.

Conditional Use Request

The MU zoning district provides for all uses to be approved by conditional use in Section 2.2.20. Listed below are the uses the applicant requests be approved together with the responses to the objective criteria in Section 4.2.3.B for approval of a conditional use.

CONDITIONAL USES REQUESTED	
<p><u>Residential Uses</u></p> <p>a. Dwelling, 'For-Rent'</p> <p>b. Dwelling, 'For-Sale', Attached and Detached</p>	<p><u>Commercial Uses:</u></p> <p>a. Art Gallery.</p> <p>b. Athletic Facility.</p> <p>c. Bakery.</p> <p>d. Bank, Savings & Loan.</p> <p>e. Barber Shop.</p> <p>f. Beauty Shop.</p> <p>g. Book Store.</p> <p>h. Brewery.</p> <p>i. Clinic.</p> <p>j. Dance Studio.</p> <p>k. Day Care Center.</p> <p>l. Distillery.</p> <p>m. Drug Store (Pharmacy).</p> <p>n. Dry cleaning, Pickup Station.</p> <p>o. Fitness Studio.</p> <p>p. Florist, Retail.</p> <p>q. Grocery Store</p> <p>r. Hardware and Garden Supply Store</p> <p>s. Liquor Store.</p> <p>t. Nail Salon.</p> <p>u. Office.</p> <p>v. Pet Grooming.</p> <p>w. Print Shop.</p> <p>x. Recreation Facilities, Indoor and Outdoor.</p> <p>y. Restaurant.</p> <p>z. Retail Establishment.</p> <p>aa. School, Commercial.</p> <p>bb. Spa Services.</p> <p>cc. Special Event Facility.</p> <p>dd. Theater, Cinema.</p>
<p><u>Semipublic Uses, Utilities:</u></p> <p>a. Library.</p> <p>b. Museum.</p> <p>c. Park or Playground.</p> <p>d. Public Building.</p> <p>e. School, Academic.</p>	

Standards – Section 4.2.3.B

1. **Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access;**

The project proposes to include a curb cut from Old Milton Parkway, a state route, and two curb cuts from Brookside Parkway, an existing 80 foot right-of-way. The commercial uses are along an L shaped roadway with a central roundabout to encourage circulation. Pedestrian sidewalks will be provided along all streets with the exception of the area improved with townhomes which will be alley fed and also provide appropriate pedestrian access to the remaining streets in the project. Ample access for project traffic as well as emergency vehicles for all of the requested uses is accommodated.

2. **The extent to which refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property;**

The parking for the townhomes and the multifamily residential use is screened from Old Milton Parkway and Brookside Parkway. The project includes surface parking along the side and rear of the commercial uses and along a portion of the internal road network. With the exception of a commercial loading area facing Brookside Parkway, all loading areas are screened or oriented away from any public right-of-way. The commercial loading area facing Brookside Parkway is behind existing landscaping and a paved area intervening on the adjacent bank property. No buffers are required on the property, however,

3. **Ensuring that the conditional use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood;**

The mix of uses proposed by this MU application will be complementary to the mix of uses in the immediate area. The property does not abut any single family residential developments and is located off of a major arterial roadway in close proximity to Georgia 400. The commercial and semi-public uses proposed will activate the area with commerce and needed neighborhood activation. The rental multifamily building provides the parking necessary to remove the surface parking lot to the south and replace it with for-sale townhomes. The surrounding community will benefit from the conversion of this property from a solely office use to a more engaging mixed use project.

4. **Ensuring that the conditional use will not increase local or state expenditures in relation to the cost of servicing or maintaining neighboring properties;**

The property is already developed with an office use. No increase in local or state expenditures are expected in connection with the uses proposed on the property.

5. **Ensuring that the conditional use will not impede the normal and orderly development of surrounding property for uses predominant in the area; and**

The properties in the immediate area are a mix of commercial, office, higher education and residential uses in addition to the adjacent Brookside Park. The proposed uses are not expected to be disruptive to the development fabric or adversely impactful on the development of surrounding property.

6. **Ensuring that the location and character of the conditional use is considered to be consistent with a desirable pattern of development for the city, in general; and**

The property is located on Old Milton Parkway in an area with predominantly office and commercial uses. The proposed development will activate Brookside Park due to the mix of uses and scopes of use by each development type. The development will create an appropriate transition from the nonresidential uses along Old Milton Parkway to the residential uses to the south and east.

7. **Ensuring that the conditional use is appropriately separated from similar uses and conflicting uses, such as residences, government buildings, parks, churches or schools.**

The property does not abut any existing residences, government buildings, churches or schools. The property is adjacent to Brookside Park and the development design embraces the adjacency. As noted above, the proposed uses will activate Brookside Park in a manner that will be beneficial to the city.

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: _____

Contact Name: _____ Telephone: _____

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- | | |
|------------------------------------|--|
| <input type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits |
| <input type="checkbox"/> Telephone | <input type="checkbox"/> Group Meeting |
| <input type="checkbox"/> Email | <input type="checkbox"/> Other <i>(Please Specify)</i> |

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Jessica L. Hill
D 404.885.3925
jessica.hill@troutman.com

_____, 2024

VIA U.S. MAIL

RE: Rezoning, Comprehensive Plan Amendment, Conditional Use, Master Plan Amendment, and Concurrent Variances – 3625 and 3655 Brookside Parkway

Dear Property Owner

You are receiving this letter because you own property within 500 feet of property proposed to be rezoned. No zoning change is proposed on your property.

I represent Portman Holdings, LLC, who plans to redevelop portions of the existing Brookside One and Two office park with a master planned mixed use development. Currently the property is zoned O-I office institutional and the proposed zoning district is MU mixed use. The new development will include commercial uses, townhomes, and multifamily units.

As a part of the rezoning application process, the City of Alpharetta requires that the applicant to engage in a public participation plan. A meeting to discuss the application and the proposed development has been scheduled on _____ at 6 p.m. The meeting will take place virtually. The meeting details are:

You are invited to attend this meeting to learn more about the project and we hope to see you there.

Sincerely yours,



Jessica L. Hill

11 001100020010	2435 OLD ALABAMA RD ROSWELL GA 30076	WALTERS PROPERTIES LLC
11 001100020028	2435 OLD ALABAMA RD ROSWELL GA 30076	WALTERS PROPERTIES LLC
11 001100020036	2435 OLD ALABAMA RD ROSWELL GA 30076	WALTERS PROPERTIES LLC
11 001100020044	3526 OLD MILTON PKY ALPHARETTA GA 30005	KATHRYN CARR PROPERTY HOLDINGS LLC
11 001100020051	3526 OLD MILTON PKY ALPHARETTA GA 30005	KATHRYN CARR PROPERTY HOLDINGS LLC
11 001100020069	3530 OLDE MILTON PKWY ALPHARETTA GA 30005	KATHRYN REEDER
11 001100020077	3534 OLD MILTON PKWY ALPHARETTA GA 30005	WILLIAM L BUCHANAN
11 001100020085	3534 OLD MILTON PKWY ALPHARETTA GA 30005	WILLIAM L BUCHANAN
11 001100020093	6435 LAKEAIRES DR CUMMING GA 30040	HIGH HOPES PROPERTIES LLC
11 001100020101	6435 LAKEAIRES DR CUMMING GA 30040	HIGH HOPES PROPERTIES LLC
11 001100020119	3540 OLD MILTON PKY ALPHARETTA GA 30005-4459	PAXIN SEBASTIAN SAM
11 001100020127	5025 BRIARSTONE RIDGE WAY ALPHARETTA GA 30022-7817	UNICENTRO 61 LLC
11 001100020135	105 CLUB FALLS DR ALPHARETTA GA 30022	GHOSH ROBIN
11 001100020143	1030 CAMBRIDGE SQ STE C ALPHARETTA GA 30009	LSC CAPITAL LLC
11 001100020150	3548 OLD MILTON PKY ALPHARETTA GA 30005	PINKERTON FINANCIAL RESOURCES LLC
11 001100020168	3156 ST IVES COUNTRY CLUB PKWY JOHNS CREEK GA 30097	TAIBIO PROPERTIES LLC
11 001100020176	1065 BUXTON WAY ALPHARETTA GA 30004	DELOS REAL INVESTMENTS LLC
11 001100020184	1065 BUXTON WAY ALPHARETTA GA 30004	DELOS REAL INVESTMENTS LLC
11 001100020192	5455 MCGINNIS VILLAGE PL SUITE 102 ALPHARETTA GA 30005	EXCEL REALTY ASSOCIATES LLC
11 001100020200	178 SOUTH MAIN ST STE 250 ALPHARETTA GA 30009	EMPYREAN LLC
11 001100020218	178 SOUTH MAIN ST STE 250 ALPHARETTA GA 30009	EMPYREAN LLC
11 001100020226	178 SOUTH MAIN ST STE 250 ALPHARETTA GA 30009	EMPYREAN LLC
11 001100020234	1125 LIBERTY GROVE RD ALPHARETTA GA 30004	STEPHEN A ORTON
11 001100020242	1125 LIBERTY GROVE RD ALPHARETTA GA 30004	STEPHEN A ORTON
11 001100020259	3568 OLD MILTON PKY ALPHARETTA GA 30005	KEW RAY LLC
11 001100020267	3570 OLD MILTON PKY ALPHARETTA GA 30009	JTK III LLC
11 001100020275	8050 BROOKWOOD WAY CUMMING GA 30041	CJ & LJ LLC
11 001100020283	3574 OLD MILTON PKY ALPHARETTA GA 30005	3574 OLD MILTON PKWY LLC
11 001100020291	3574 OLD MILTON PKY ALPHARETTA GA 30005	3574 OLD MILTON PKWY LLC
11 001100020309	565 HANLON WAY ALPHARETTA GA 30009	OLIVAE LLC
11 001100020317	6035 SOUTHHARD TRC CUMMING GA 30040	COMPASS REAL ESTATE SERVICES LLC
11 001100020325	7902 AMAWALK CIR DULUTH GA 30097	NORTH ATLANTA PSYCHIATRY INC
11 001100020333	3584 OLD MILTON PKY ALPHARETTA GA 30005	HEALTH CARE PARTNERS OF GEORGIA LLC
11 001100020341	574 VAILL POINT RD SAINT AUGUSTINE FL 32086	THE MARINETTE BOGERT REVOCABLE LIVING TRUST
11 001100020358	8930 INDIAN WELLS CT DULUTH GA 30097	CARIZ ENTERPRISE LLC
11 001100020366	3590 OLD MILTON PKY ALPHARETTA GA 30005	OMC ENTERPRISES LLC
11 001100020374	3592 OLD MILTON PKY ALPHARETTA GA 30005	OMC ENTERPRISES LLC
11 001100020382	540 LAUREL OAKS LANE MILTON GA 30004	CHAMRAIL INVESTMENT L P
11 001100020390	540 LAUREL OAKS LANE MILTON GA 30004	CHAMRAIL INVESTMENT L P
11 001100020408	540 LAUREL OAKS LANE MILTON GA 30004	CHAMRAIL INVESTMENT L P
11 001100020424	0 OLD MILTON PKY	CITY OF ALPHARETTA
11 001100020432	2 SOUTH MAIN ST ALPHARETTA GA 30004	SG MOB HOLDINGS LLC
11 001100020457	5455 MCGINNIS VILLAGE PL SUITE 102 ALPHARETTA GA 30005	EXCEL REALTY ASSOCIATES LLC
11 001100020465	5455 MCGINNIS VILLAGE PL SUITE 102 ALPHARETTA GA 30005	EXCEL REALTY ASSOCIATES LLC
11 001100020473	3512 OLD MILTON PKY CONDO PH III ALPHARETTA GA 30005	ACTION OUTDOOR ADVERTISING JV L L C
11 001100020481	3514 OLD MILTON PKY ALPHARETTA GA 30005	NILTON YANEZ
11 001100020499	3510 VAUGHAN DR CUMMING GA 30041	PRIMESOFT AMERICA INC
11 001100020507	3518 OLD MILTON PKY ALPHARETTA GA 30005	SHASHA LI
11 001100020515	3502 OLD MILTON PKY ALPHARETTA GA 30005	ALBERT J JR DIVAGNO & SELENA E DIVAGNO
11 001100020523	3502 OLD MILTON PKY ALPHARETTA GA 30005	ALBERT J JR DIVAGNO & SELENA E DIVAGNO
11 002000440209	P O BOX 813068 - SMYRNA GA 30081	JANET GOETHE
11 002000440191	2310 HOPEWELL PLANTATION DR - ALPHARETTA GA 30004	COLLEDGE ROAD LLC
11 002000440175	11745 BENTHAM CT - ALPHARETTA GA 30005	PSC HOLDINGS ALPHARETTA LLC
11 002000440332	P O BOX 368 - ROSWELL GA 30077	FOAMWORKS ALPHARETTA LLC
11 002000440340	3819 MAPLE AVE - DALLAS TX 75219	CH RETAIL FUND II ATLANTA OLD MILTON
11 002000440373	3651 OLD MILTON PKWY - ALPHARETTA GA 30005	TOUCHMARK NATIONAL BANK
11 002000030315	3324 PEACHTREE RD # 3005 - ATLANTA GA 30326	LOYALTY OLD MILTON PROPERTY LLC
11 002000030323	1616 2ND AVE S STE 100 - BIRMINGHAM AL 35233	SWNC ASPEN STATION LLC
11 002000030299	P.O. BOX 7555 - REDLANDS CA 92375-0555	JD LD ATLANTA LLC
11 002000430259	270 WASHINGTON ST SW STE 6122 - ATLANTA GA 30334	BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA
11 002000040231	270 WASHINGTON ST SW - ATLANTA GA 30334	BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA
11 002000040280	270 WASHINGTON ST SW - ATLANTA GA 30334	BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA
11 002000040355	1 PARK PL S # 533 - ATLANTA GA 30303	GEORGIA STATE UNIVERSITY
11 002000030216	2 SOUTH MAIN ST - ALPHARETTA GA 30004	CITY OF ALPHARETTA
11 002000030141	2 SOUTH MAIN ST - ALPHARETTA GA 30004	CITY OF ALPHARETTA

12 312009120415
12 311009110467
11 002000020274
11 001000021084
11 001100020226

2 S MAIN ST - ALPHARETTA GA 30009
2 SOUTH MAIN ST - ALPHARETTA GA 30004
2 SOUTH MAIN ST - ALPHARETTA GA 30004
287 SOUTH MAIN ST - ALPHARETTA GA 30004
178 SOUTH MAIN ST STE 250 - ALPHARETTA GA 30009

THE CITY OF ALPHARETTA
CITY OF ALPHARETTA
CITY OF ALPHARETTA
CITY OF ALPHARETTA
EMPYREAN LLC



Filters

Code Enforcement

Filters Styling

Filter as map moves

Location

3625 brookside parkway
No results

Select attribute filters (13)

- Type Description 4 values
- Number 158 values
- Tag 120 values
- Status Code 1 values
- Assigned To 2 values
- Initiated Date 2/7/2022 to 11/18/2024
- Z 123

Showing 25 of 158 rows

Type Description	Number	Tag	Status Code	Assigned To
Code Enforcement-Co...	CE220057	From-SR: COM DEV RESIDE...	OPEN	
Code Enforcement-Trees	CE220065	Tree Removal w/o Permit	OPEN	
Code Enforcement-Co...	CE220084	Stop Work Order	OPEN	
Code Enforcement-Co...	CE220097	Stop Work Order	OPEN	
Code Enforcement-Co...	CE220136	From-SR: COM DEV RESIDE...	OPEN	
Code Enforcement-Co...	CE220145	Stop Work Order	OPEN	
Code Enforcement-Co...	CE220185	STOP WORK ORDER - Rear R...	OPEN	
Code Enforcement-Trees	CE220217	Tree Removal Without Permit	OPEN	
Code Enforcement-Co...	CE220246	From-SR: COM DEV RESIDE...	OPEN	JODONNELL
Code Enforcement-Trees	CE220254		OPEN	
Code Enforcement-Co...	CE220291	Stop Work Order - Fence Viol...	OPEN	JMCADAMS
Code Enforcement-Trees	CE220309	Tree - Violation	OPEN	
Code Enforcement-Trees	CE220313	Tree Removal in excess of pe...	OPEN	
Code Enforcement-Co...	CE220361	Inoperable Vehicles/ Parking ...	OPEN	
Code Enforcement-Co...	CE220414	Stop Work Order	OPEN	
Code Enforcement-Trees	CE220418	Tree Removal w/o Permit	OPEN	
Code Enforcement-Co...	CE220419	Stop Work Order	OPEN	



Real Estate

View Bill

As of

11/19/2024

Bill Year

2024

Bill

2400148

Owner

BOF II GA BROOKSIDE LLC

Parcel ID

11 -0020-0044-036-5

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2024	\$84,870.00	\$84,870.00	\$0.00	\$0.00	\$0.00
TOTAL		\$84,870.00	\$84,870.00	\$0.00	\$0.00	\$0.00



Developments of Regional Impact

- [DRI Home](#)
- [Tier Map](#)
- [Apply](#)
- [View Submissions](#)
- [Login](#)

Your application has been saved but has not yet been submitted. The DRI Application Number is 4317. You can link directly to this page at <http://apps.dca.ga.gov/DRI/InitialForm.aspx?driid=4317>.

DRI #4317

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government:

Individual completing form:

Telephone:

E-mail:

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project:

Location (Street Address, GPS Coordinates, or Legal Land Lot Description):

Brief Description of Project:

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input checked="" type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |
| <input type="radio"/> Housing | <input type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |
| <input type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.):

Developer:

Mailing Address:

Address 2:

City: State: Zip:

Telephone:

Email:

Is property owner different from developer/applicant? (not selected) Yes No

If yes, property owner: **BOF II GA Brookside, LLC**

Is the proposed project entirely located within your local government's jurisdiction? (not selected) Yes No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? (not selected) Yes No

If yes, provide the following information: Project Name:
Project ID:

The initial action being requested of the local government for this project: Rezoning Variance Connect Sewer Connect Water Permit Other

Is this project a phase or part of a larger overall project? (not selected) Yes No

If yes, what percent of the overall project does this project/phase represent? **2029**

Estimated Project Completion Dates: This project/phase:
Overall project:

Submit Application Save without Submitting Cancel

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